

City of Chilliwack
AGRICULTURAL AND RURAL ADVISORY COMMITTEE
MINUTES OF MEETING
THURSDAY, SEPTEMBER 14, 2023 - 3:00 pm
DOGWOOD ROOM / Held Electronically

Council Members: Councillor Chris Kloot, Chair
Councillor Harv Westeringh, Vice-Chair

ARAC Members: Paul Gumprich, Agricultural Education
Walter Goerzen, Community Member
Dedrick Kerkhoff, Community Member
Jeremy Wiebe, Dairy Representative
Steve Saccomano, Community Member
Tonya Taylor, Community Member
Leo Quik, Greenhouse Representative

City Staff: Erin Leary, Manager of Development Planning
Gillian Villeneuve, Director of Planning
Craig Wickham, Manager of Land Development/Deputy Approving Officer
Kathryn Kerton, Recording Secretary

Regrets: Vanessa Oddy, Agri-Tourism/Greendale
Matt Vane, Poultry Representative
Sarah Sache, Dairy Representative
Bryce Guliker, Berry Representative
Jacqueline Boer, Chilliwack Agricultural Commission

1. CALL TO ORDER

Councillor Chris Kloot was Chair, called the meeting to order at 3:00 pm and provided territorial acknowledgement

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Agricultural and Rural Advisory Committee meeting held
Seconded (Thursday, September 14, 2023 be adopted as circulated.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Agricultural and Rural Advisory Committee meeting held
Seconded (Wednesday, July 13, 2023 be adopted as circulated

Carried Unanimously

4. CURRENT ISSUES TO ADDRESS

5. NEW BUSINESS

Adrian Reimer, Reimer's Nurseries Ltd , Owner, was present.

a) ALR00397 – 4586 No. 3 Road

The Manager of Development Planning provided a presentation regarding an application for a Non-Adhering Residential Use on the subject property 4586 No 3 Road within the Agricultural Land Reserve (ALR) The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The Agricultural Land Commission (ALC) permits one principal residence of 500m² or less and one 90m² additional residence on properties of 40 hectares or less. As the applicant is proposing to construct a 178m² residence in addition to the 139m² existing residence on the property, a Non-Adhering Residential Use (NARU) application is required.

Members commented on how this proposal will not have an adverse affect on farming as the new home will be on a previously developed area of the property.

Moved /) That the Agricultural and Rural Advisory Committee supports the Non-Adhering Residential
Seconded / (Use within the Agricultural Land Reserve for property located at 4586 No 3 Road and
recommends Council forward the application to the Agricultural Land Commission
“with support”

Carried Unanimously

As part of the Committee's rationale, it was noted that the current agricultural operation supports the need for additional farm workers to be housed on site. In addition, the location of the proposed residence does not impact the existing land in active agricultural production.

Vice-Chair Westeringh withdrew from the meeting at 3:07 pm declaring a potential conflict of interest as the applicant with respect to the following application ALR00408 – 10505, 10639 & 10650 Bustin Road is a family member

Isaac Keast, OTG Developments Ltd., was present.

b) ALR00408 – 10505, 10639 & 10650 Bustin Road

The Manager of Development Planning provided a presentation regarding an application for a boundary adjustment between 10505, 10639 & 10650 Bustin Road within the Agricultural Land Reserve (ALR) The information provided included the location map/ortho photo, proposal/factors, and recommendations

5. NEW BUSINESS (continued)

The proposal is to complete a boundary adjustment to relocate the existing homesite at 10639 Bustin Road to the southeast corner of 10505 Bustin Road and consolidate the previous homesite into 10650 Bustin Road. If the proposed boundary adjustment is approved, this would increase the lot area of 10650 Bustin Road from 26.3ha to 26.77ha and reduce the lot area of 10505 Bustin Road from 8.8ha to 8.3ha; the lot area of 10639 will remain unchanged. The applicant has indicated that the proposed boundary adjustment will improve the agricultural viability of 10650 Bustin Road by removing the potential for residential development of the site and allowing the property to be farmed more cohesively in the future.

A query was raised regarding current and past property ownership; staff noted that the proposed boundary adjustment is the same as the previous application in 2009 which the ALC approved. The applicant did not complete the previously approved boundary adjustment at that time and is now reapplying with the same proposal. Members did not feel there was a detriment to agricultural production.

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
Seconded (adjustment within the Agricultural Land Reserve for properties located at 10505, 10639
and 10650 Bustin Road and recommends Council forward the application to the Agricultural
Land Commission “with support”.

Carried Unanimously

As part of the Committee’s rationale, it was noted that, as the proposal is consistent with a past application which was approved by the Agricultural Land Commission, the Committee had no concerns with renewing the proposal. In addition, the relocation of 10639 Bustin Road to the south end of 10505 Bustin Road will allow for better utilization of agricultural land by relocating the smaller lot from the centre of the farmable area.

Vice-Chair Westeringh rejoined the meeting at 3:12 pm.

Cassidy Silbernagle, OTG Developments Ltd., was present.

c) ALR00409 - 10912 & 10918 Kitchen Road

The Manager of Development Planning provided a presentation regarding an application for a boundary adjustment between 10912 & 10918 Kitchen Road within the Agricultural Land Reserve (ALR). The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The property located at 10918 Kitchen Road is a historic parcel which was identified and surveyed during a previously completed boundary adjustment (SAL00113) between 10912 Kitchen Road and 11014 Kitchen Road. The applicant now wishes to relocate this parcel to the south west corner of 10912 Kitchen Road in order to construct poultry barns within close proximity to the existing agricultural buildings on 10912 Kitchen Road.

Discussion ensued regarding a previous boundary adjustment application in 2018 with respect to 11014 and 10912 Kitchen Road; however, staff noted 11014 Kitchen Road is not included in the current proposal. Members noted the proposed lot will be better situated in the southwest corner of the site as opposed to the middle.

5. NEW BUSINESS (continued)

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
Seconded (adjustment within the Agricultural Land Reserve for properties located at 10901 and 10918
Kitchen Road and recommends Council forward the application to the Agricultural Land
Commission "with support".

Carried Unanimously

As part of the Committee's rationale, it was noted that relocating the 0.2ha lot from the centre of the site to the south end of the area will result in a more efficient lot alignment to maximize agricultural production on the properties

Chair Chris Kloot withdrew from the meeting at 3:16 pm declaring a potential conflict of interest as the applicant with respect to the following application BP034606 - 48987 Chilliwack Central Road is a family member.

Steve Saccomano, Community Member, withdrew from the meeting declaring a potential conflict of interest with respect to the following application BP034606 – 48987 Chilliwack Central Road due to potential business relations

Chad Kloot, Dual Kloot Construction, was present

d) BP034606 - 48987 Chilliwack Central Road

The Planning Department has received the above-noted Building Permit application for a proposed horse barn to review for conformance with the Necessary Farm Use Structures in the ALR Guidelines (the "Guidelines") as the subject property is located within the Agricultural Land Reserve (ALR), the property is subject to Agricultural Land Commission (ALC) regulations.

Discussion ensued with respect to Farm Status for the property which is included within the Guidelines to determine the overall need for an agricultural building. Members commented regarding the size and usage of the proposed structure and options available as outlined in the Staff Report.

Moved /) That the Agricultural and Rural Advisory Committee confirmed this proposal does not comply
Seconded (with the Agricultural Land Commission's Necessary Farm Use Structures in the ALR
Guidelines

Carried Unanimously

As part of the Committee's rationale, it was noted that as the property does not have farm status or clear agricultural operations occurring on site and the building could easily be converted for residential purposes, the proposed structure does not comply with the specific criteria as outlined in the ALC's Necessary Farm Use Structures in the ALR Guidelines

Chair Kloot and Steve Saccomano returned to the meeting at 3.22 pm

6. PRESENTATION / DELEGATION

7. INFORMATION / DISCUSSION

Annual Review of Member Appointments

Chair Klot informed the Committee of the annual review of member appointments.

8. NEXT MEETING

The next meeting of the Agricultural Advisory Committee will be held at the call of the Chair.

9. ADJOURNMENT

There being no further business the meeting adjourned at 3:26 pm.



Councillor Chris Klot, Chair